K. Shuttleworth
Planning Department
Development Control
London Borough of Hounslow
Hounslow House
7 Bath Road
Hounslow
TW3 3EB

Via Planning Portal

PP- 08932665

11 September 2020

Dear Kiri,

Outline planning application - Tesco Site at Osterley Park, Syon Lane, Isleworth, TW7 5NZ

On behalf of our client, St Edward Homes Limited, please find enclosed an outline application with all matters reserved, except access, for the following:

> *"Outline planning application with all matters reserved except access for the demolition of existing building and car park and erection of buildings to provide residential homes, plus flexible non-residential space comprising commercial, business and service space, and/or learning and non-residential institution space, and/or local community space, and/or public house/drinking establishment, and/or a mobility hub, along with associated access, bus turning, car and cycle parking, and landscaping arrangements".*

In addition to this covering letter, the submission comprises the following documents:

- Planning application form, signed and dated;
- Community Infrastructure Levy information form, signed and dated;
- Planning Statement, prepared by WSP;
- Draft S106 Heads of Terms;
- LDD Monitoring Information prepared by WSP (see **Appendix 1)**;
- Statement of Community Involvement prepared by Soundings;
- Site Location Plan and Existing Drawings prepared by JTP (a full drawing list is provided at **Appendix 2**);
- Proposed Parameter Plans prepared by JTP (a full drawing list is provided at **Appendix 2**);
- Proposed Access Plan (PB9283-RHD-GE-SW-DR-R-0093 Rev P01) prepared by Royal Haskoning DHV;

- Development Specifications prepared by WSP;
- Design Code prepared by JTP;
- Design and Access Statement, including Outline Waste Strategy, prepared by JTP;
- Statement of Community Involvement prepared by Soundings;
- Energy Statement prepared by Hodkinson;
- Sustainability Statement prepared by Hodkinson;
- Geo-environmental Assessment prepared by Waterman;
- Flood Risk Assessment prepared by Ramboll, including Illustrative Drainage Strategy and Drainage Assessment Form, prepared by Waterman;
- Transport Assessment, including Road Safety Audit, prepared by Royal Haskoning DHV;
- Residential Travel Plan, prepared by Royal Haskoning DHV;
- Framework Workplace Travel Plan, prepared by Royal Haskoning DHV;
- Delivery and Servicing Plan, prepared by Royal Haskoning DHV;
- Outline Construction and Logistics Plan, prepared by Royal Haskoning DHV;
- Car Park Management Plan, prepared by Royal Haskoning DHV;
- Retail Statement prepared by WYG;
- Health Impact Assessment prepared by Ramboll;
- Internal Daylight, Sunlight and Overshadowing Report prepared by Point 2;
- Heritage Statement prepared by KM Heritage;
- Arboricultural Development Report prepared by tree:Fabrik;
- Draft Construction Method Statement prepared by St Edward Homes Limited;
- Archaeological Desk Based Assessment prepared by MOLA;
- Non-Technical Summary of Environmental Statement prepared by Ramboll; and
- Environmental Statement coordinated by Ramboll, including technical chapters on:
    - Air Quality prepared by Ramboll;
    - Noise prepared by Ramboll;
    - Socio-economics prepared by Boyer;
    - Transport and Accessibility prepared by Royal Haskoning DHV;
    - Wind Microclimate prepared by Ramboll;
    - Daylight, Sunlight and Overshadowing prepared by Point 2;
    - Townscape and Visual Impact Assessment prepared by ARC; and
    - Built Heritage prepared by KM Heritage.

The planning application fee of £15,572.00 has been paid directly to the London Borough of Hounslow via bank transfer.

As set out within Hounslow's Validation Checklist, a table of information required for the London Development Database has been provided at **Appendix 1** to this covering letter.

CONCLUSIONS

We look forward to receiving confirmation that the application has been successfully validated and trust that the information provided will allow the application to be assessed in a timely manner.

Should you require any further information or wish to discuss any aspect of the application, please do not hesitate to contact me or my colleague, Emily Taylor.

Yours sincerely

Simon Roberts

Enc : As listed above

APPENDIX 1 : LDD MONITORING INFORMATION

Private / affordable home

Tenure	Homes/proportion
Private	65% by habitable room
Affordable	35% by habitable room
Total	Up to 1,677

Affordable tenure split

Tenure	Proportion of affordable
London Affordable Rent	34% by habitable room
Shared Ownership	66% by habitable room

Loss / gain in car parking and cycle parking

	Existing provision	Proposed provision	Loss / gain
Car Parking	625	Up to 400	A loss of at least 225, to be confirmed at reserved matters stage
Cycle Parking	17	In line with Intend to Publish London Plan standards based on detailed scheme under reserved matters	To be confirmed at reserved matters stage

Proportion of M4(2) and (3) homes for new build schemes

	Proportion
M4(2) homes	90%
M4(3) homes	10%

Loss / gain in open space in sqm/ha (where applicable)

	Existing provision	Proposed provision	Loss / gain
Open Space	4000 sqm	A minimum of 20,000 sqm of public open space plus a minimum of 8,000 sqm of communal amenity space	A gain of at least 16,000 sqm

Existing use class info and verified GIA in sqm

Uses	Verified GIA in sqm
Class E	11,582

APPENDIX 2 : TESCO OSTERLEY – PLANNING DRAWING LIST

- 01754-S-01 Site Location Plan
- 01754-EX-P-01 Existing Site Plan
- 01754-EX-E-01 Existing Building Elevations
- 01754-EX-S-AA-BB Existing Site Sections
- 01754-JTP-DR-MP-PP-001 Proposed Site Levels
- 01754-JTP-DR-MP-PP-002 Maximum Development Parcels
- 01754-JTP-DR-MP-PP-003 Maximum Building Heights
- 01754-JTP-DR-MP-PP-004 Predominant Ground Floor Uses
- 01754-JTP-DR-MP-PP-005 Predominant First Floor Uses
- 01754-JTP-DR-MP-PP-006 Access and Movement
- 01754-JTP-DR-MP-PP-007 Proposed Open Space at Ground Level
- 01754-JTP-DR-MP-PP-008 Open Space at Podium Level
- 01754-JTP-DR-MP-PP-009 Open Space at Roof Level
- 01754-JTP-DR-MP-PP-010 Basement Provision
- 01754-JTP-DR-MP-PP-011 Energy Centre Location